



Darwin Drive, Leyland

Offers Over £330,000

Ben Rose Estate Agents are pleased to present to market this lovely, four-bedroom detached property situated on a quiet cul-de-sac just outside Leyland town centre. This home is being offered with NO ONWARDS CHAIN and is perfect for families. Located within easy reach of the M6 motorway and the city of Preston, it ensures excellent travel links for commuters. Leyland itself offers a variety of amenities such as schools, supermarkets, and cafes right on the doorstep. Additionally, the picturesque Cuerden Valley Park is nearby, providing a wonderful escape for nature lovers and outdoor enthusiasts.

Upon entering the ground floor, you are welcomed by a reception hall featuring an open staircase and integrated storage beneath, perfect for additional storage options. Also conveniently located under the stairs is the WC, catering to guests. Towards the front of the home is a study, ideal for those working from home or needing a quiet space. The modern kitchen is a highlight, equipped with integrated appliances and under-cabinet spot lighting, creating a sleek and contemporary feel. Patio doors open up to the garden, allowing for seamless indoor-outdoor living. The spacious lounge leads into the bright and airy orangery, which offers a variety of uses from a dining area to a second sitting room or playroom.

Moving to the first floor, you will find four well-appointed bedrooms. Three of these bedrooms benefit from fitted wardrobes, providing ample storage space. The master bedroom is complemented by a three-piece ensuite, adding a touch of convenience. The remaining bedrooms share access to a three-piece shower room, ensuring practicality for family living.

Externally, the property boasts a driveway with space for up to two cars and an astro-turfed lawn at the front. The drive leads up to a single integrated garage, offering additional storage or parking options. The rear garden is designed for easy maintenance with its paved area, perfect for outdoor dining and entertaining. There is also a small patch with an astro-turfed lawn, creating a play area for children.

This home combines modern living with practical features, making it an ideal choice for families looking to settle in a well-connected and amenity-rich location.



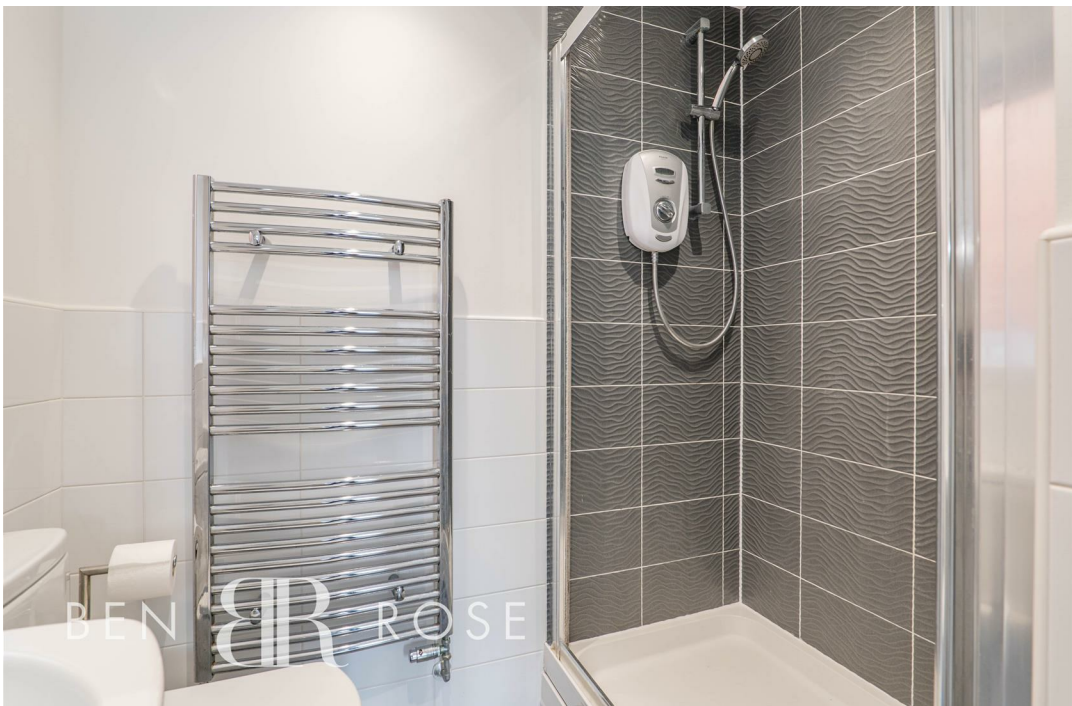












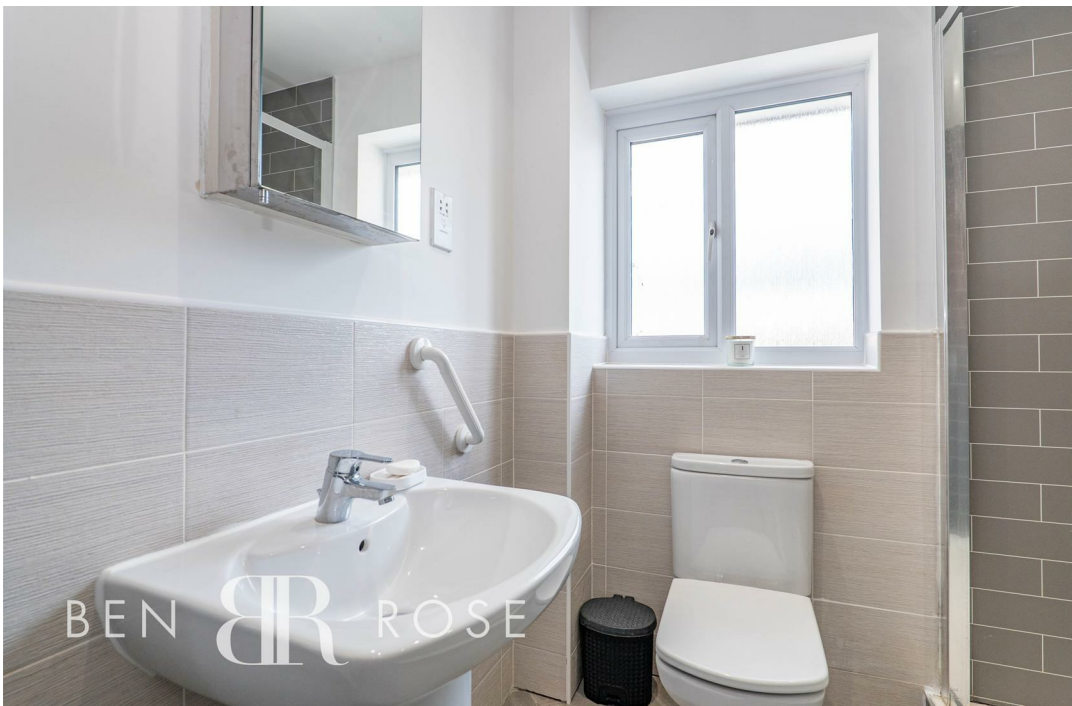


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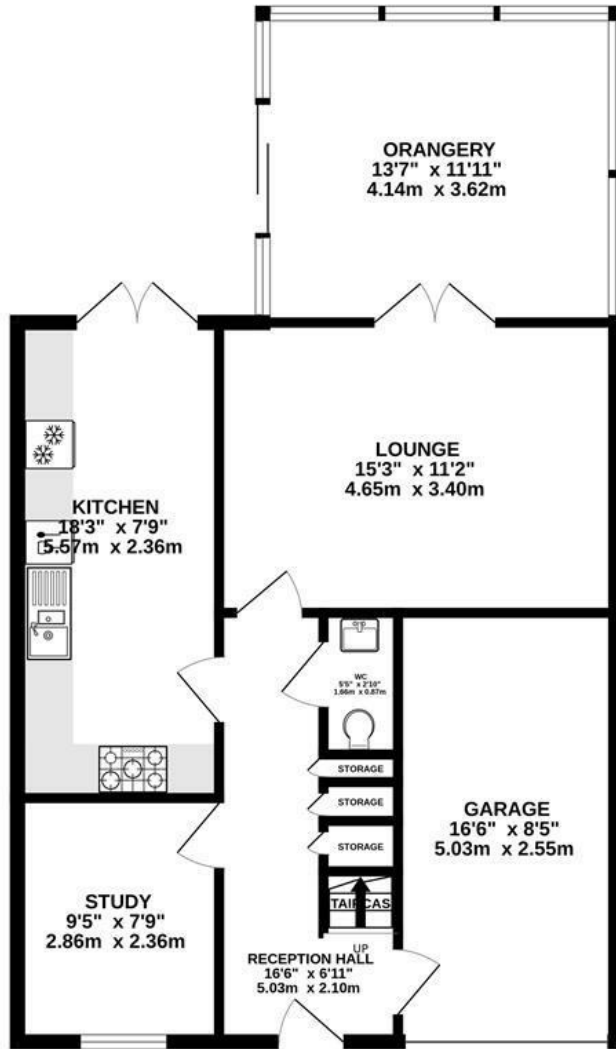
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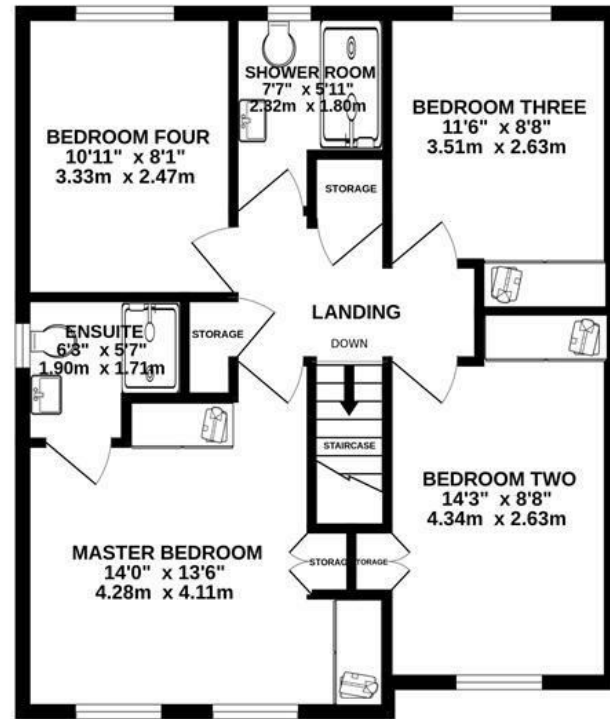


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GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.

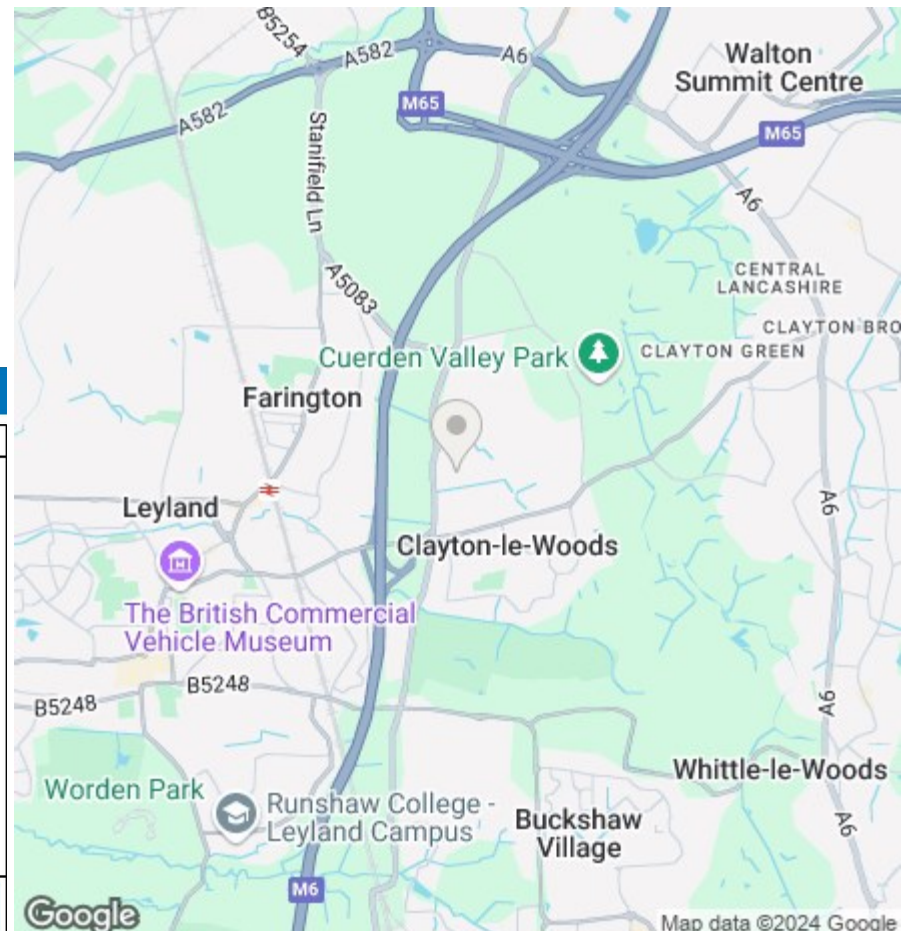


TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	